

Building & Land Use Pre-Application

Record Number: 008264-21PA

Description of Work: New 8 story mixed-use project consisting of three 6 story residential buildings with a total of 734 residential units over a 2 story common podium building with retail space and parking for approximately 614 cars.

Application Name: Pre-Submittal Conference

Status = Completed

Application Completed Date:

Issued Date:

Expiration Date:

Address Information

Address

Primary

3020 NE 45TH ST SEATTLE, WA 98105

Y

Dev Site Information

Dev Site

Primary

DV0040118

Y

Contacts Information

Name

Address

Primary

DERRICK OVERBAY
ENCORE ARCHITECTS

DERRICK OVERBAY
ENCORE ARCHITECTS
1402 3RD AVE STE 1000
SEATTLE, WA 98101

Y

BRAD REISINGER
LENNAR MULTIFAMILY COMMUNITIES

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LENNAR MULTIFAMILY COMMUNITIES
1325 4TH AVE, SUITE 1300
SEATTLE, WA 98101

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Attached Documents Information

Document Name	Document Group and Category	Document Upload Date
3020 NE 45TH ST - PRE-APPLICATION SITE PLANS.pdf	SDCI_EXT_PREAPPLICATION/Site Plan	12/18/2021
Statement of Financial Responsibility - 3020 NE 45th St - Signed.pdf	SDCI_EXT_PREAPPLICATION/Statement of Financial Responsibility/Agent Authorization	12/18/2021
SDCI134_PASVAuthorizationLetter_20211230_200440.pdf	SDCI_INT_REPORTS/PASV Authorization Letter	12/30/2021
SDCI134_PASVAuthorizationLetter_20211230_200440.pdf	SDCI_INT_REPORTS/PASV Authorization Letter	12/30/2021
Site Photos.pdf	SDCI_INT_GENERAL/Site Photos	01/05/2022
Preliminary Assessment Report.pdf	SDCI_INT_GENERAL/Preliminary Assessment Report	01/25/2022

Application/Permit Information

PROJECT TYPE

New Construction	Yes
Addition or Alteration	No
Temporary Construction	No
Demolition	Yes
Change of Use	No
Land Use (Master Use Permit)	Yes
Plat	No
Lot Boundary Adjustment	No
Variance	No
Curb Cut	No
Grading/Drainage	Yes
Shoreline Tree Exemption	No
Standard Plans	No
STFI	No
Pre-Sub Conference Requested	Yes
Vacant Building	No

PERMIT APPLICATION COMMON

Work Location	Entire site
Work in the Right of Way (street/alley) Required?	Yes
Property Type	Multifamily
Project Value	95000000

FLOATING RESIDENCE INFO

Floating Residence	No
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PARKING

# of Existing Onsite Parking	259
# of Existing Offsite Parking	0
# of Existing Accessible Parking	9
# of Proposed Onsite Parking	614
# of Proposed Offsite Parking	0
# of Proposed Accessible Parking	14
# of Existing Bicycle Parking Spots	12
# of Proposed Bicycle Parking Spots	600

TRAO

Residential Unit Occupancy	Some/All Units Occupied by Residential Tenant
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GROUND DISTURBANCE

In ECA?	Yes
New and Replaced Hard Surface > 750 sq ft?	Yes
Disturbance Threshold	Yes
PASV Required This Permit?	Yes
PASV Authorization	CHECKED
Foundation Type	Spread Footing

BUILDING CODE INFO

Building Code - Design	2018 SBC
Action Type	New
# of Existing Above-Grade Stories	2
# of Existing Below-Stories	0
# of Proposed Above-Grade Stories	8
# of Proposed Below-Grade Stories	0
# of Mezzanines	0

High-Rise
Change of Building Code Use/Occupancy
Existing Use
Existing Occupancy
Certificate of Occupancy Required

No
Yes
Mercantile
M Retail
Yes

Fee Information

Fee Description	Fee Amount	Fee Balance
Pre-application Site Visit Inspection - Minimum	\$173.25	\$0.00

Inspections

Inspection Type	Scheduled Date	Result Date	Status	Assigned To
Pre-App Site Visit	01/04/2022	01/04/2022	Completed	Titus Tramble

Related Records

Record Number	Record Type	Status
SPUE-WAC-21-02147	Water Availability Certificate	Approved
3039169-LU	Master Use Permit	Additional Info Requested
3039193-LU	Master Use Permit	Additional Info Requested
6880830-CN	Construction Permit	Additional Info Requested
6880831-DM	Demolition Permit	Additional Info Requested